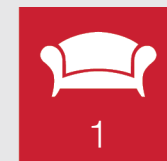




101 Innerbridge Street

Guardbridge, St Andrews
Fife, KY16 0UF



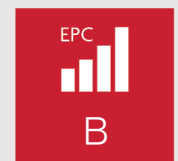
1



3



2



EPC

B



Summary

Located in the coastal village of Guardbridge, near St Andrews, this charming detached house presents an immaculate contemporary home with light-filled neutral interiors, a lovely southeast-facing garden, and an electric gated driveway for multiple vehicles. This ideal family home features three bedrooms, a living room with a focal log burner, and an integrated kitchen that includes a sociable dining area and a utility room. For added practicality, there is ample storage, a shower room in the principal suite, a bathroom, and a ground-floor WC. The home's tranquil setting is conveniently located within walking distance of Leuchars train station, which provides direct rail links to Dundee and Edinburgh.

Extras: All fitted floor and window coverings, and light fittings will be included in the sale.

Features

- Well-connected coastal village
- Wonderfully bright, neutral interiors
- Detached contemporary home
- Porch and open-plan entrance hall with WC and storage
- Comfortable living room with a log burner
- Integrated kitchen with a sunny dining area and utility room
- Principal en suite bedroom with storage
- Two further bedrooms (one with storage)
- Family bathroom with shower-over-bath
- Enclosed plot with southeast-facing garden and electric gated multi-vehicle driveway
- Gas central heating (underfloor on ground floor and radiators on first floor)
- Double/triple glazing



"A stylish three-bedroom,
two-bathroom home on an enclosed
plot with a suntrap garden and
ample private parking."







"This peaceful coastal location is close to St Andrews and just a mile from direct rail links to Dundee and Edinburgh."



Floorplan



Total area: approx. 134.9 sq. metres (1452.1 sq. feet)



Thorntons

The right way to move

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